089.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	776,900 / 776,900
					USE VALUE:	776,900 / 776,900
					ASSESSED:	776,900 / 776,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AVERY JOHN KINGDON	
Owner 2:		
Owner 3:		
Street 1:	11 LANSDOWNE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Wood Shingle Exterior and 1808 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5866.000	359,700		417,200	776,900
Total Card	0.135	359,700		417,200	776,900
Total Parcel	0.135	359,700		417,200	776,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.70 | /Parcel: 429.70

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	56370
GIS Ref	
GIS Ref	
Insp Date	11/07/18

!7215!

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	359,700	0	5,866.	417,200	776,900		Year end	12/23/2021
2021	101	FV	349,400	0	5,866.	417,200	766,600		Year End Roll	12/10/2020
2020	101	FV	349,400	0	5,866.	417,200	766,600	766,600	Year End Roll	12/18/2019
2019	101	FV	262,500	0	5,866.	423,100	685,600	685,600	Year End Roll	1/3/2019
2018	101	FV	262,500	0	5,866.	315,900	578,400	578,400	Year End Roll	12/20/2017
2017	101	FV	262,500	0	5,866.	286,100	548,600	548,600	Year End Roll	1/3/2017
2016	101	FV	262,500	0	5,866.	274,200	536,700	536,700	Year End	1/4/2016
2015	101	FV	248,200	0	5,866.	232,400	480,600	480,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:12:36

LAST REV

Date	Time
07/17/19	10:06:11
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7215

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15221-331		9/1/1983		99,500	No	No		Y

USER DEFINED

Prior Id # 1:	56370
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2002	477	Addition	30,000	O		G4	GR FY04	2 ST ADDITION-ADD
10/25/2001	798	Window/S	9,500	C				CEDAR SIDING/WINDO

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	Meas/Inspect	CC	Chris C
12/9/2008	Meas/Inspect	189	PATRIOT
4/27/2000	Inspected	264	PATRIOT
1/24/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5866		Sq. Ft.	Site		0	70.	1.02	5									417,186						417,200	

Total AC/HA:	0.13466	Total SF/SM:	5866	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	417,186	Spl Credit		Total:	417,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23075223
Const Adj.:	0.98990101
Adj $ / SQ:	164.474
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441901
Depreciation:	82194
Depreciated Total:	359708

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7		BRs:	3		Baths:	2		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

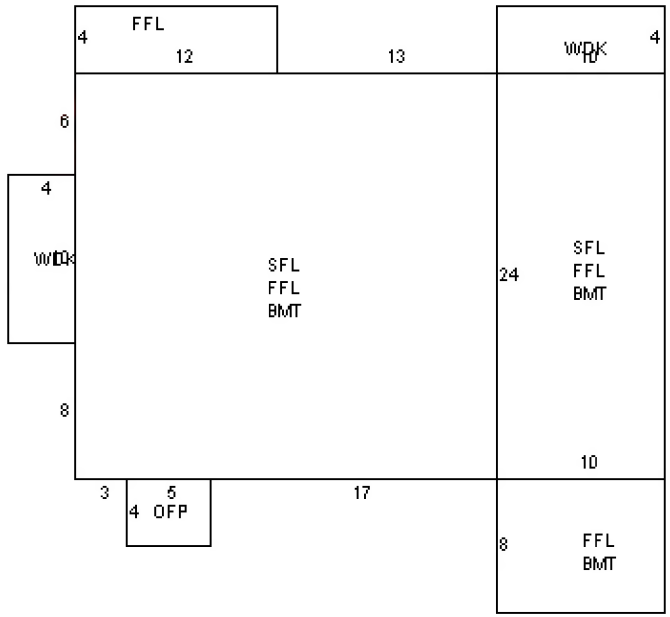
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.47
Special Features:	0	Val/Su Net:	127.19
Final Total:	359700	Val/Su SzAd	198.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	968	164.470	159,210
BMT	Basement	920	49.340	45,395
SFL	Second Floor	840	164.470	138,158
WDK	Deck	80	15.840	1,267
OFP	Open Porch	20	43.560	871

Net Sketched Area:	2,828			Total:	344,901
Size Ad	1808	Gross Area	2828	FinArea	1808

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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